114.0	0006	0015.A	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,139,400 / 1,139,400
					USE VALUE: 1,139,400 / 1,139,400
					ASSESSED: 1,139,400 / 1,139,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		GAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON PATRICK J & CARA A	
Owner 2:		
Owner 3:		
Street 1:	8 GAY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	DEDHAM DEVELOPMENT LLC -
Owner 2:	-
Street 1:	77 OAK ST SUITE B
Twn/City:	NEWTON
St/Prov:	MA Cntry:
Postal:	02464

NARRATIVE DESCRIPTION

This parcel contains 6,998 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2684 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6998.000	698,400		441,000	1,139,400
Total Card	0.161	698,400		441,000	1,139,400
Total Parcel	0.161	698,400		441,000	1,139,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.52 | /Parcel: 424.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 73315

GIS Ref

GIS Ref

Insp Date 07/10/18

!8887!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0006-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	697,000	0	6,998.	441,000	1,138,000	1,138,000	Year End Roll	12/18/2019
2019	101	FV	511,400	0	6,998.	447,300	958,700	958,700	Year End Roll	1/3/2019
2018	101	FV	170,000	0	6,998.	333,900	503,900	503,900	Year End Roll	12/20/2017
2017	101	FV	170,000	0	6,998.	302,400	472,400	472,400	Year End Roll	1/3/2017
2016	101	FV	170,000	0	6,998.	289,800	459,800	459,800	Year End	1/4/2016
2015	101	FV	169,200	0	6,998.	245,700	414,900	414,900	Year End Roll	12/11/2014
2014	101	FV	169,200	0	6,998.	233,100	402,300	402,300	Year End Roll	12/16/2013
2013	101	FV	169,200	0	6,998.	221,700	390,900	390,900		12/13/2012

PRINT

Date	Time
12/10/20	23:25:30

LAST REV

Date	Time
09/27/19	12:38:02

apro

PAT ACCT. 8887

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDHAM DEVELOPM	70983-547	1	5/9/2018		1,200,000	No	No		
DOHERTY LEO F &	69580-491		7/11/2017	Change>Sale	575,000	No	No		
DOHERTY LEO F &	69580-483		7/11/2017	Convenience	1	No	No		Reliastat Life Insurance Co. Release Deed.
	18846-196		1/29/1988		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	73315
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2017	1416	Heat App	15,000	C				
8/16/2017	1047	Addition	422,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
7/10/2018	Permit Visit	DGM	D Mann
7/10/2018	Meas/Inspect	DGM	D Mann
3/28/2009	Meas/Inspect	201	PATRIOT
2/7/2000	Measured	197	PATRIOT
1/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6998		Sq. Ft.	Site		0	70.	0.90	5									440,957						441,000	

Total AC/HA: 0.16065 | Total SF/SM: 6998 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 440,957 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1960	Eff Yr Blt:	2017
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.2	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		1.2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13165140
Const Adj.:	1.11100006
Adj $ / SQ:	157.158
Other Features:	108500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	706921
Depreciation:	8483
Depreciated Total:	698438

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

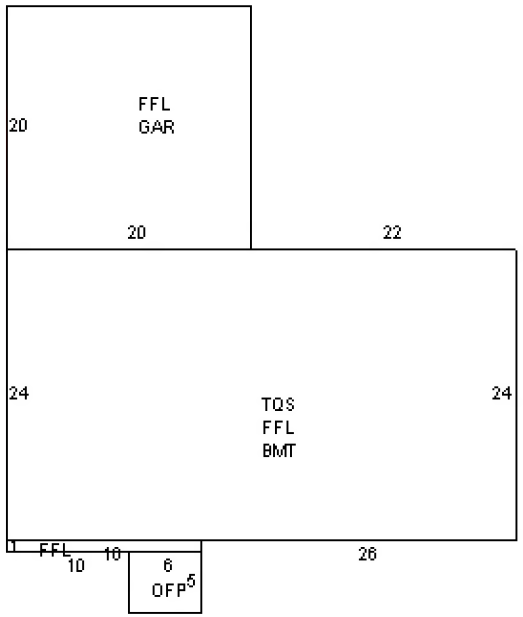
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	209.02
Special Features:	0	Val/Su Net:	193.03
Final Total:	698400	Val/Su SzAd	320.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,424	157.160	223,793
BMT	Basement	1,008	68.950	69,505
TQS	3/4 Story	756	157.160	118,812
GAR	Garage	400	23.610	9,444
OFP	Open Porch	30	48.880	1,467
	Net Sketched Area:	3,618	Total:	423,021
Size Ad	2180	Gross Are	3870	FinArea 2684

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0006-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	